

# New Retail Development – Build-to-Suit For Lease Mitchell Crossing Lot 1

**101 APARTMENTS  
CONSTRUCTION TO BEGIN  
SPRING OF 2026**

**LOT 2**

**LOT 1**

New Retail Development

12950 Walter Payton Memorial Highway, Plano, IL

**KW** COMMERCIAL



# Executive Summary



<b>Price / SF:</b>	\$22 PSF - Based on Terms
<b>Lease Type:</b>	NNN
<b>Zoning:</b>	B-5 Service Business District
<b>Building SF:</b>	Up to 30,000 SF
<b>Minimum Rentable SF:</b>	1,500 SF
<b>Available SF:</b>	up to 30,000 SF
<b>Lot Size:</b>	2.45 Acres
<b>Frontage:</b>	474 Linear feet
<b>Signage:</b>	Monument
<b>Daily Traffic Counts:</b>	17,300

## Property Highlights

- Strategic Build-to-Suit Opportunity – Prime retail land at the signalized intersection of US Route 34 and Mitchell Drive with excellent visibility and access along a major east–west corridor.
- Flexible Development Options – Frontage allows for either a single-tenant standalone building or a multi-tenant retail strip center, accommodating a wide range of retail, medical, service, and restaurant users.
- Sales Tax Incentive Available – Property qualifies for a sales tax incentive, providing an economic advantage to developers and end users. Details available upon request.
- Increasing Traffic Counts – Daily traffic volumes along Route 34 have increased year-over-year by approximately 2,000 vehicles per day, enhancing exposure and customer reach.
- Significant Residential Growth On-Site – New construction of 101 apartments scheduled to begin spring 2026, delivering built-in demand and increased daytime and evening traffic.
- Strong Surrounding Business Base – Established local businesses and community services nearby support consistent retail demand and daily-use traffic.
- High Visibility Corner Location – Prominent frontage at a stoplight intersection provides maximum signage exposure and convenient ingress and egress.
- Development-Ready Site – Utilities available with a clear path to construction, reducing entitlement risk and accelerating delivery timelines.

# Property Photos



# Property Photos



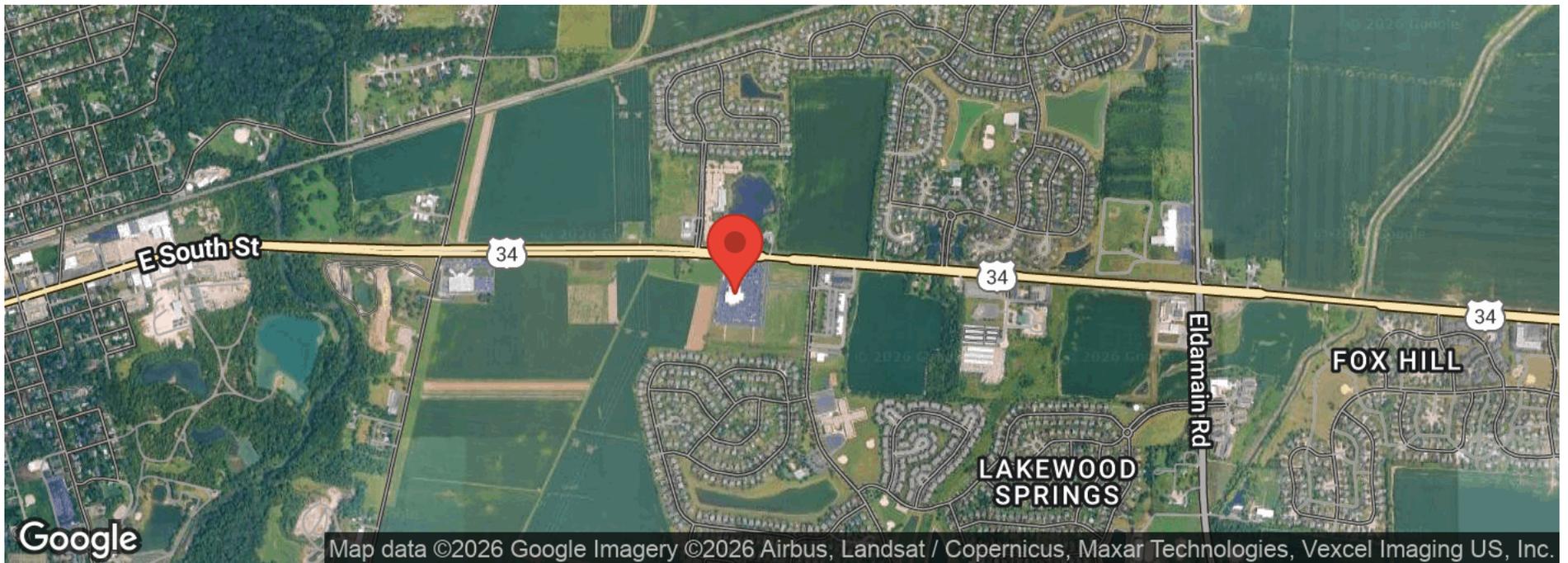
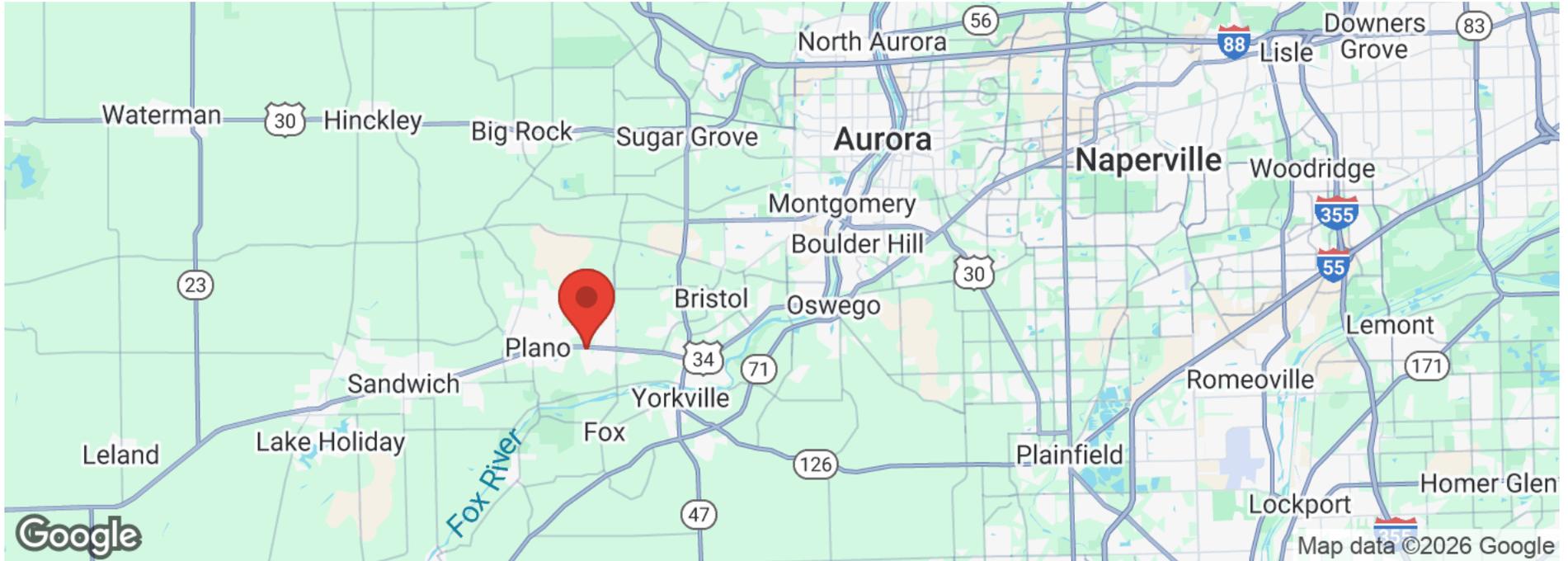
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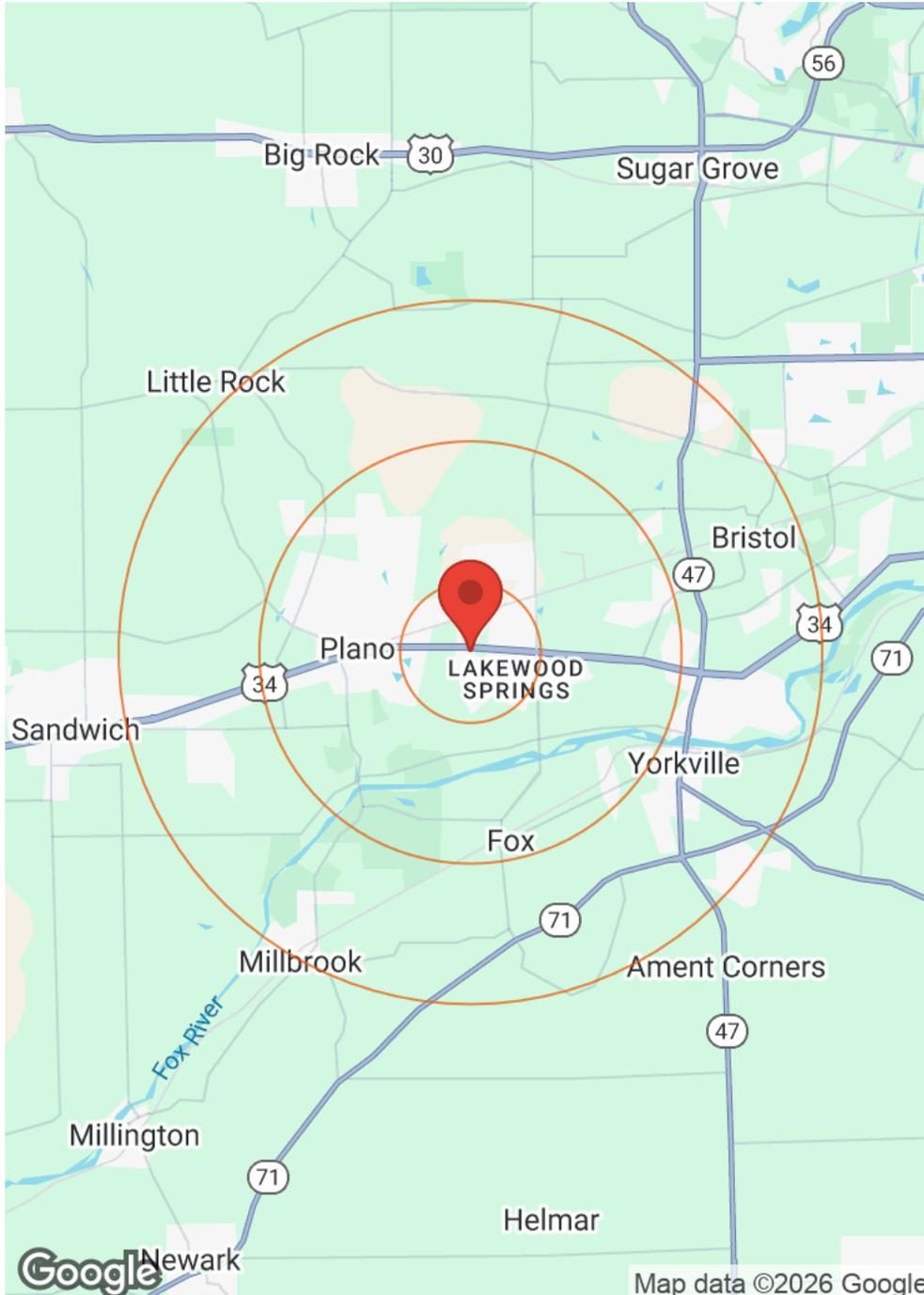
# Location Maps



# Business Map



# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	2,926	9,961	19,312
	Female	3,038	9,905	19,394
	Total Population	5,965	19,866	38,706
<b>Age</b>	Ages 0-14	1,320	4,076	7,765
	Ages 15-24	899	2,805	5,215
	Ages 25-54	2,728	8,385	15,834
	Ages 55-64	527	2,088	4,420
	Ages 65+	493	2,511	5,474
<b>Race</b>	White	3,098	11,846	24,791
	Black	701	1,556	2,946
	Am In/AK Nat	2	6	12
	Hawaiian	N/A	N/A	N/A
	Hispanic	1,850	5,654	9,301
	Asian	200	403	855
	Multi-Racial	110	389	770
	Other	4	14	27
<b>Income</b>	Median	\$93,445	\$99,595	\$105,234
	< \$15,000	17	195	290
	\$15,000-\$24,999	37	247	534
	\$25,000-\$34,999	109	241	418
	\$35,000-\$49,999	85	503	847
	\$50,000-\$74,999	512	1,362	2,563
	\$75,000-\$99,999	287	851	1,691
	\$100,000-\$149,999	617	1,853	3,284
	\$150,000-\$199,999	86	678	1,724
> \$200,000	194	840	2,159	
<b>Housing</b>	Total Units	1,974	6,885	13,748
	Occupied	1,944	6,770	13,510
	Owner Occupied	1,516	5,091	10,411
	Renter Occupied	428	1,679	3,099
	Vacant	30	115	237

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